



**Coney Garth Lane, Surfleet, Spalding  
Lincolnshire PE11 4DS**

**Offers Invited £399,950 Freehold**

After standing derelict from 1978 until its purchase 20 years later, a full renovation of Dovetail Cottage was completed in July 2001. The cottage had originally been a two room dwelling (1 up/1 down) with attached barns. During the renovation the property was extended to create further bedrooms and living accommodation. Its name pays homage to the owners love of carpentry and joinery.

The solid wood front door opens up to the entrance hall with doors arranged off to the four reception rooms, including a large lounge, formal dining room and an adjacent garden room with its vaulted ceiling and ¾ length windows overlooking the garden. The kitchen has been beautifully designed and fitted with bespoke in-frame solid wood units and has an adjacent boot room/utility room, boiler room and downstairs cloakroom. Completing the downstairs accommodation is the double aspect snug with its vaulted ceiling and multi-fuel burner. The first floor landing has doors arranged off to three double bedrooms and a three piece shower room, with bedroom one being of generous proportions and benefiting from its own dressing room/en-suite.

Externally the property is situated in a semi-rural location, having a wrap-around garden which is predominately laid to lawn with mature trees. A landscaped area to the front has a decking seating area and a raised pond. The property offers a vast amount of off-road parking for numerous vehicles and a detached garage/workshop with power and lighting connected, along with an open fronted barn for storage.

Whilst situated in a semi-rural location the property is only a 5 minute drive to the local Public House & Restaurant, Convenience Shop and Spalding Golf Course, along with road links to the A17 connecting you to Boston, Lincoln, Norfolk and Spalding. The market town of Spalding itself offers a wealth of independent and national retailers.

8 Bridge Street, Spalding, PE11 1XA

01775 767575

10 West End, Holbeach, PE12 7LW

01406 422907

www.morrissandmennie.com

Energy Efficiency Rating	
Current	Potential
	84
	39
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

Through the wooden stable door, into the:-

**ENTRANCE HALL :**

Tiled floor.

**DINING ROOM :**

16'2" x 12'0" (4.93m x 3.66m)

Wooden sealed double glazed window to the rear, wooden stable door to the side, vaulted ceiling with feature exposed beams, staircase leading up to the first floor accommodation, radiator, power points, solid wood floor, bespoke inset shelving.

Two steps continue to the lounge.

**GARDEN ROOM :**

17'1" x 11'5" (5.21m x 3.48m)

Wooden sealed double glazed windows and door to the rear, vaulted ceiling with feature exposed beams, radiator, power points, TV point.

**DOUBLE ASPECT LOUNGE :**

27'3" x 13'0" (8.31m x 3.96m)



Wooden sealed double glazed window to the rear and side, internal door through to the kitchen, exposed beams, solid wood floor, radiator, power points, TV point, exposed feature brick wall, wall lights.

**BESPOKE KITCHEN :**

14'3" x 12'2" (4.34m x 3.71m)



Wooden sealed double glazed window to the side, 'in-frame' solid wood Shaker style base and eye level units

with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor hood over, tiled floor, tiled splash backs, power points, radiators, skimmed ceiling with inset spotlights.

**BOOT ROOM/ UTILITY ROOM :**

10'9" x 6'1" (3.28m x 1.85m)

Wooden single glazed door to the side, wooden sealed double glazed window to the side, space and plumbing for a washing machine, power points, radiator, space and point for an American fridge/freezer, tiled floor, skimmed ceiling with inset spotlights.

**CLOAKROOM :**

W.C, wash hand basin with taps over, tiled floor, extractor fan.

**BOILER ROOM :**

6'0" x 5'5" (1.83m x 1.65m)

Wooden sealed double glazed window to the side, space and point for a tumble dryer, floor mounted oil boiler, power points, fuse box.

**TRIPLE ASPECT SNUG :**

12'2" x 11'7" (3.71m x 3.53m)

Having wooden sealed double glazed windows to both sides and to the front, multi-fuel burner, vaulted ceiling with feature exposed beams, tiled floor, radiator, power points, TV point.

**LANDING :**

Feature exposed brick wall towards the landing from the staircase.

Wooden sealed double glazed window to the rear, radiator, airing cupboard.

**BEDROOM ONE :**

14'4" x 12'0" (4.37m x 3.66m)



Wooden sealed double glazed window to the side, radiator, power points, exposed beams.

**EN-SUITE & DRESSING ROOM :**

14'3" x 6'4" (4.34m x 1.93m)

Wooden sealed double glazed window to the side, panelled bath with taps over, W.C, pedestal washbasin with taps over and tiled splash backs, radiator, exposed beams, storage with shelving and hanging rails for clothing.

**SHOWER ROOM :**

Wooden sealed double glazed window to the side, fully tiled shower cubicle with an electric mixer shower, vanity washbasin with taps over, double shaver point, W.C half-height tongue and groove walls, loft access, radiator.

**BEDROOM TWO :**

13'4" x 8'7" (4.06m x 2.62m)

Wooden sealed double glazed window to the side, radiator, power points.

**BEDROOM THREE :**

10'02" x 7'8" (3.10m x 2.34m)

Wooden sealed double glazed window to the side, radiator, power points.

**EXTERIOR :**

The cottage is positioned on a rural lane offering open field views to the front.

Mature trees feature in the front garden, which is then predominately laid to lawn. The side garden is also laid to lawn with hedging to the right hand side and trees to the left. The off-road parking is situated to the left of the dwelling and provides space for approximately 10 vehicles. A decking ramp path leads to the front door which benefits from an outside light and power points. A raised decking seating area is positioned to the side of the entrance along with a decorative raised pond. Then continuing round to the side garden and onto the rear garden, there are a variety of mature trees, field views, a workshop/store and outside lighting.

Note : the garden is currently open, but could be enclosed if needed.

**WORKSHOP/STORE :**

22'2" x 15'3" (6.76m x 4.65m)

Personnel door to the front, double wooden doors to the front,

**CARPORT**

**SERVICES :**

Council Tax Band - E (subject to change)  
Energy Efficiency Rating - E  
Oil Central Heating  
Septic Tank

**DIRECTIONS :**

From our office on Bridge Street proceed over the bridge along Church Street, bear left onto Halmer Gate, at the mini roundabout take the third exit onto Low Road, at the next roundabout take the first exit onto the A16, continue straight over the next two roundabouts, continue along the A16 passing Spalding Golf Course take the middle filter lane turning right onto Seas End Road, then continuing along the road which then continues onto Newlands Road, then turn left onto Coney Garth Lane where the property can be found on the left hand side.

<b>Viewing Arrangements</b> Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
<b>Offer Procedure</b> Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
<b>Mortgage Advice</b> If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
<b>Legal Fees</b> Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.  
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4 Finkin Street | Grantham | NG31 6QZ  
T. 01476 569090  
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